

Gamlingay Parish Council

Specification

for

**Building works for the
Refurbishment of the Roof**

at

Old Methodist Chapel

Green End

Gamlingay

For

Gamlingay Parish Council

20th February 2025

1.0 Contract Details

1.1 Form of Contract

The form of contract will be the JCT Repair and Maintenance Contract Commercial 2024

1.2 General Particulars

The Employer's name is Gamlingay Parish Council (the Parish Council)

The Employer's address is The Eco Hub Stocks Lane Gamlingay SG19 3JR

The Employer's telephone number is 01767 650310

The work will be done at The Old Methodist Chapel 14 Green End Gamlingay SG19 3LF

1.3 Contract Particulars

Description of the Works

The refurbishment of the roof including upgrading the structural roof timberwork, renewing the roof covering, renewing the roof insulation and renewing the rainwater gutters and downpipes, the works as described in Section 2.0 The Works and as shown on the drawing and structural engineering specification.

The Drawings:

- 01 Ground Floor Plan
- 02 Roof Plan
- 03 Front Elevation
- 04 Rear Elevation
- 05 East Side Elevation
- 06 West Side Elevation
- 07 Cross Section
- 08 Roof Construction
- 09 Plot Plan
- 10A Proposed Roof Plan
- 11 Proposed East Side Elevation
- 12A Proposed West Side Elevation
- 13A Proposed Cross Section
- 14 Additional Roof Timberwork

The Structural Engineering Specification:

Hace Consultancy Structural Report Job Number G10388 dated 25/04/2024.

NB. The Works do not include for any works related to the existing foundations.

Basis of pricing

The basis of pricing is for a fixed price for the Works as a whole. The Contractor is to itemise his price using the following headings and the Contractor will issue his invoice when the work is finished. The prices are to include for all supervision, labour, materials, plant and equipment necessary to carry out the works shown on the drawings and/or described in this Specification. The price is to include for all safety and access equipment to carry out the works in accordance with current Health and Safety Executive recommendations and guidelines.

Scaffolding and Temporary Roofing
Carpentry Works
Chimney Renovation
Roof Covering
Gutters and Downpipes
Roof Insulation
Preliminaries Overheads and Profit
Contract Price

Alternative price for Russel roof tiles

Alternative price for Etex roof slates

The Contractor shall allow for all works necessary to complete the works as shown on the drawings and/or described in this specification and shall include for all costs that may normally be expected with works of this size and nature.

Time of payment

The Employer will pay the Contractor in accordance with the contract conditions. The Contractor is to submit his invoice upon completion of the Works and the Employer will pay the Contractor within 15 days of its receipt of the invoice.

Conditions of Contract

Supplemental Provision 1, 2 and 3 will not apply

Commencement and completion

The Works are to be carried out during the local schools summer holiday period, 28th July 2025 to 31st August 2025.

Access, facilities and site rules

The building will not be occupied while the work is being done.

Access to the works is to be via an opening in the existing mesh panels on the boundary fronting the public footpath. The Contractor is to carefully remove one panel and set it to one side for replacement upon completion of the works. The Contractor is to provide a temporary security barrier that will be in position when not needed for access and that will be padlocked to the remaining fence panels at the end of each working day.

The Contractor shall visit the site and fully acquaint himself with the means of access and any other matters that may affect his price.

The Contractor will be responsible for protecting the existing landscaped and paved areas and for returning them to their original state upon completion of the works.

The Contractor must provide for any temporary storage of plant or materials to be used for the works.

The Contractor shall protect the parts of the existing building that are to be retained and shall make good any damage that may be caused.

The building is not to be used for any purpose other than for any work which is needed to be carried out from the inside of the building. Flooring protection to be provided for any access ways and equipment.

The Contractor shall obtain any licenses that may be required to allow the temporary deposit of skips on the public highway. Any additional fencing panels that may need to be removed for the deposit skips on site must be replaced immediately after the skip has been placed.

The Contractor will provide his own facilities for electricity and washroom/toilet.

The Parish Council will provide facilities for water

The working hours will be between 8am and 6pm Monday to Friday and such other times as the Contractor may choose but subject to not causing disturbance to the adjoining owners.

Rectification Period

The rectification period is twelve months

Employer's representative

The Employer's representative is Gamlingay Parish Council

CDM Regulations

The Principle Designer is the Gamlingay Parish Council

The Principle Contractor will be the appointed contractor for the Works

The status of the project is "not notifiable"

Insurance

Clause 5.2 Injury to Persons or Property

The Contractor will effect and maintain Contractor's Public Insurance for injury to persons or property for not less than £5,000,000 (five million pounds) for any one occurrence or series of occurrences arising out of one event

Percentage to cover professional fees shall be fifteen per cent

Clause 5.4 Insurance of the Works and existing structures

The Employer will effect and maintain insurance for any and all existing structures for the full cost of the reinstatement, repair replacement of loss or damage due to any of the Specified Perils.

The Employer will effect and maintain a Joint Names Policy for All Risks Insurance for the full reinstatement value of the works

Percentage to cover professional fees shall be fifteen percent

1.4 Additional Conditions**Planning permission and party wall agreements**

The Parish Council has applied for Planning Permission.

The Parish Council will consult with the adjacent owner at 2 Wales Drive and arrange for any necessary Party Wall agreement for the erection of scaffolding to the west elevation of the building.

The Parish Council will pay for all fees and charges in connection with the planning application and party wall agreement.

Product guarantees

The Contractor will provide manufacturers guarantees for products installed in the work.

Disputes

If the Customer or the Contractor chooses adjudication to settle a dispute the Royal Institute of British Architects shall be requested to nominate an adjudicator.

Work by Other Contractors Directly Employed by the Employer

The Employer will directly employ a contractor for the supply and installation of a integrated solar panel system with battery storage.

The Employer will directly employ a contractor for the supply and installation of new windows.

The Contractor shall allow for co-ordinating the works of the other contractor and shall agree with the contractor the timing of their works so as not to delay the progress of the works.

The Contractor will be responsible for making good, repairing or replacing any fittings or equipment that have been damaged by his workmen or subcontractors.

Materials to be Supplied by the Customer

None.

2.0 The Works

2.1 Scaffolding and Temporary Roof

Scaffolding complying with the latest version of the National Access and Scaffolding Confederation (NASC) guidance including the following:

SG4:22 Preventing Falls in Scaffolding Operations

TG20:21 Guide to Good Practice for Tube and Fitting Scaffolding

TG9:18 Guide to Design and Construction of Temporary Roofs and Buildings

Provide five board wide external access scaffolding to the full perimeter of the building at a level suitable for the stripping and re-tiling of the existing roof covering, including the felt and battens, and for the installation of additional structural timberwork.

Scaffolding to include for handrails, brick guards and toe boards, and for any necessary loading towers and access ladders. Access to the scaffolding to be from the east side of the building (the side facing the old Gamlingay First School).

Provide debris netting to the front elevation next the public footpath, to the side elevation in the gardens of 2 Wales Drive and to the two other elevations sufficient to prevent any danger to the public and the adjacent occupiers from falling objects. Scaffolding next the public footpath and on the gardens of 2 Wales Drive to be provided with rigid foam protection tubing to a height of not less than 2.4m.

Allow for adapting the scaffolding to enable continuous access to the front and rear doors, for spanning over the shed to the rear, the fencing next to the public footpath, the fencing to 2 Wales Drive and to the air source heat pump equipment on the east elevation, and for providing boarded protection to the doorways, the shed roof and the air source heat pump equipment.

The Parish Council will arrange for any necessary permissions to erect the scaffolding in the gardens of 2 Wales Drive. The Contractor must take care to protect the existing soft and hard landscaping and to be responsible for returning them to their original condition on completion of the works.

Provide temporary scaffolding roof covering and side sheeting to prevent rain entering the existing building. The temporary roofing to remain in position until the new roof covering has been completed.

The Contractor to allow for the temporary removal of the rear canopy roof and for its replacement upon the dismantling of the scaffolding.

2.2 Carpentry Works

Construct new 600mm wide walkway running the full length of the building, the walkway to be set on top of the king post truss beam cord to permit the insulation of the new roof insulation. 47 x 145mm C24 bearers spanning between the king post trusses and built into the gable walls. 38 x 140mm CLS handrail fixed to the side of the king post truss post cord and built into the gable walls. Cut pockets 100mm deep into the gable walls for the end bearings. 50 x 38mm battens at 65mm centres for walkway.

Provide new 100 x 75mm C24 ceiling binders fitted mid-way between the existing ceiling binders and supported on the existing bearers fixed to the side of the king post truss beam cord and built into the gable walls. Four rows of new binders. Cut pockets 100mm deep into the gable walls for the end bearing. Fix the existing ceiling joists to the new ceiling binders with minimum 150mm Timco screws.

Provide new 200 x 50mm C24 purlins fitted mid-way between the existing purlins and supported on the king post truss diagonal cords and built into the gable walls. Six rows of new purlins. Cut pockets 100mm deep into the gable walls for the end bearing. Purlins fixed to the diagonal cords with face fixed Stimpson hangers. Hardwood packing between the underside of the existing rafters and the top side of the new purlins.

Provide 12mm structural plywood sheathing at gable ends fixed to the underside of the existing roof trusses and the top side of the existing ceiling joists, fixed with No 10 screws at maximum 150mm centres. Sheathing to span three rafters and three joists. Provide 30 x 5mm mild steel gable straps three times fixed through the plywood to the new and existing ceiling binders and three times fixed to the new and existing purlins, straps each once fixed to the gable brickwork with chemical anchor bolts. The first three rafters at each gable to be fixed to new and existing purlins with minimum 125mm Timco screws

Provide new Part L compliant roof access hatch and any necessary trimming of the existing ceiling joists and infilling of the plasterboard ceiling

The carpentry works must be completed in the order listed and temporary boarding must be provided when carrying out the works above the ceiling joists.

The carpentry works to be carried out after the removal of the roof covering and the loft insulation.

The Contractor is to allow for providing any necessary walkway boarding to safely carryout the works and for clearing it away on completion and for clearing away the existing walkway boarding

2.3 Chimney Renovation

Disconnect, remove and dispose of the existing extractor fan at the top of the chimney. Provide new Red Bank No 119 mushroom top chimney cap for ventilation only of a redundant flue. Rake out any defective pointing and repoint with matching mortar. Take off, clear away and dispose of the chimney flashings and any supporting boarding and replace with new flashings and new boarding.

2.4 Roof Covering

Take off, clear away and dispose of the existing roof tiles, felt and battens and associated fixings and fittings. Surplus materials to be lowered to ground level via a rubbish chute or lifting tackle and must not be thrown from the scaffolding. The covering to be removed prior to the installation of the new timber supports and gable bracing and to permit any necessary remedial works to the existing roof timbers that may become apparent once the roof covering has been removed.

Supply and fix new roof tiles and fittings and felt and roof battens in full compliance with the roof tiling manufacturers recommendations.

Provide eaves, gable and ridge details in compliance with the roof tiling manufacturers recommendations

The Employer will directly appoint a contractor to install a solar panel system with battery back-up. The panel installation to be an integrated system with four sets of three panels, each panel size approximately 1800mm x 1200mm. The system will include all necessary flashings at the perimeter and at joints between the panels. The Contractor will be required to co-ordinate the installation of the panels after the felt and battens have been fixed and before the roof tiles/slates are to be fixed.

Marley Roofing Specification

Tiles: Marley Ludlow Plus single lap concrete interlocking roof tiles size 387 x 229mm with a minimum 75mm headlap, each tile fixed with one nail or clip and with perimeter tiles fixed with two nails or clips

Ridge: Segmental ridge tiles with mechanically fixed dry ridge system including filler units, non-vented

Verges: Mortar bedded verge with fibre cement undercloak and verge clips

Eaves: Vented eaves with mortar bedding onto eaves brickwork, 325mm wide strip of BS4847 type 5U UV durable underlay dressed into gutter, felt support tray, 10mm eaves vent system and eaves ventilation trays

Underlay: Type HR non-breathable for use with a ventilated roof

Battens: 38 x 25mm treated softwood battens

Alternative for Russel Roof Tiles Roofing Specification

Tiles: Russel Galloway single lap concrete interlocking roof tiles size 418 x 330mm with a minimum 75mm headlap, each tile fixed with one nail or clip and with perimeter tiles fixed with two nails or clips

Ridge: Half round ridge tiles with RussFast mechanically fixed dry ridge system, non-vented

Verges: Mortar bedded verge with fibre cement undercloak and verge clips

Battens: 50 x 25mm treated softwood battens

Eaves: Vented eaves with mortar bedding onto eaves brickwork, 325mm wide strip of BS4847 type 5U UV durable underlay dressed into gutter, felt support tray, 10mm eaves vent system and eaves ventilation trays

Underlay: Type HR non-breathable for use with a ventilated roof

Alternative for Etex Cedral Artificial Roof Slates Roofing Specification

Tiles: Cedral Rivendal double lap artificial roof slates tiles size 600 x 300mm with a minimum 100mm laps, each tile fixed with one nail or clip and with perimeter tiles fixed with two nails or clips

Ridge: Fibre cement angular ridge tiles with mechanically fixed dry ridge system, non-vented

Verges: Mortar bedded verge with fibre cement undercloak and verge clips

Eaves: Vented eaves with mortar bedding onto eaves brickwork, 325mm wide strip of BS4847 type 5U UV durable underlay dressed into gutter, felt support tray, 10mm eaves vent system and eaves ventilation trays

Underlay: Type HR non-breathable for use with a ventilated roof

Battens: 50 x 25mm treated softwood battens

2.5 Gutters and Downpipes

Take down, clear way and dispose all existing gutters and downpipes and brackets and fill fixing holes.

Cap off the drain connection to the south-west corner of the building. The downpipe to the south-east corner of the building discharges at ground level without any drain connection.

Provide new gutters to both side elevations and with 500mm returns onto the rear elevation

Provide new downpipes on the rear elevation and discharge into the existing drainage channel at rear of the building.

Provide all necessary fittings and brackets

Guttering to be Marley Flowline black guttering on RKF1 rise and fall brackets spike fixed to the existing brickwork at maximum 600mm centres. Marley notched gutter system. Guttering to be laid level.

Downpipes to be Marley 68mm diameter black circular downpipes with brackets at maximum 1.8m centres

2.6 Roof Insulation

Take down, clear away and dispose of existing fibreglass insulation

Provide new 300mm thick fibreglass insulation in two layers, the first layer fitted between the ceiling joists and the second layer fitted over the ceiling joists at right angles to the first layer

2.7 Preliminaries, Overheads and Profit

Allow for providing all necessary plant and equipment, for all necessary temporary works, and for all other costs and charges not allocated to Items 2.1 to 2.6.

3.0 Workmanship and materials

3.1 Building regulations

The works are to comply with the Building Regulations current at date of application.

3.2 British Standards

The works are to comply with relevant British Standards current at date of quotation.

3.3 British Standard 8000

Standards of workmanship to comply BS8000.

3.4 Manufacturers Recommendations

Materials to be installed strictly in accordance with manufacturers printed recommendations and guidance.

3.5 Other works

Any works not covered by the above standards will be to normal good standards of workmanship and materials currently recognised by the building industry and its relevant trade associations.

